

IN RE: PETITION FOR ADMIN. VARIANCE
E/S Deancroft Road, 400' S of the c/l
Smith Avenue
(6615 Deancroft Road)
3rd Election District
2nd Council District

Alan Kaplan, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-201-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Alan and Sheri Kaplan. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section III, C3 & C4 of the 1953 Zoning Regulations) to permit a side yard setback of 3 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 15 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. In this case, the Petitioners applied for an administrative variance on or about November 15, 2001. The property was duly posted and advertised on November 19, 2002, giving public notice of the requested relief. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested can demand a public hearing for a determination as to the merits of the request, provided they do so within 15 days of the sign posting. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner, upon review of the case file, can schedule the matter for a public hearing. In this case, a letter of opposition and request for formal hearing was received from Genie S. Lewin, adjacent property owner, dated December 10, 2001. Thus, the matter was scheduled for a public hearing on January 28, 2002.

Appearing at the hearing in support of the request were Sheri Kaplan, property owner. Genie S. Lewin and Slava Zaslow, who reside immediately to the rear of the subject property, appeared in opposition to the request.

ORDER RECEIVED FOR FILING

Date

By

2/1/02
[Signature]

The property at issue is a rectangular shaped parcel, approximately 75 feet wide and 150 feet deep, located on the east side of Deancroft Road, just south of that road's intersection with Smith Avenue in the community of Ranchleigh in Pikesville. The property contains a gross area of 0.258 acres, more or less, zoned D.R.3.5, and is improved with a two-story, split level, single family dwelling. The Petitioner and her husband have resided on the property for the past 2½ years. Testimony indicated that Mrs. Kaplan's mother, who is 81 years of age, currently lives in New York. Due to her age and poor health, the Petitioners are desirous of moving her to the subject property and providing private living quarters for her on the first floor. In addition, the Petitioners are desirous of expanding the existing kitchen and dining room areas to provide more living space. Thus, the Petitioners propose a large addition to the rear (northeast corner) of the dwelling, incorporating all of the proposed improvements. As shown on the site plan, the proposed addition will extend along the north side property line a considerable distance into the rear yard.

Mrs. Kaplan testified that the proposed living quarters for her mother will not be an apartment with a separate entrance, but will be part of the dwelling and provide a bedroom, bathroom and den for the Petitioner's mother. Mrs. Kaplan was not clear as to the future use of this area once her mother no longer resides on the property. In any event, the requested relief is necessary due to the layout of the existing dwelling, the shape of the lot and the location of the dwelling thereon. Moreover, the proposed addition has been designed to work around an existing mature tree and deck to the rear of the dwelling.

As noted above, Genie S. Lewin and her neighbor, Slava Zaslov, appeared in opposition to the request. Ms. Lewin resides immediately to the rear of the subject property at 6616 Edenvale Road, and Ms. Zaslov resides next door at 6614 Edenvale Road. Ms. Lewin and Ms. Zaslov are not opposed to the side yard setback request in that it does not impact them, per se; however, they are concerned about the overcrowding of the lot and its adverse impact on property values. Moreover, Ms. Lewin expressed concern about the potential of a fire in the proposed kitchen/dining room area, due to its close proximity to her property line and a woodshed and trees to the rear of her property.

Variance relief must be considered in accordance with the standards set forth in Section 307 of the B.C.Z.R. It cannot be granted for mere matters of convenience and can only be granted to satisfy an urgent need. Moreover, it must be shown that the property has a unique factor which justifies the need for relief.

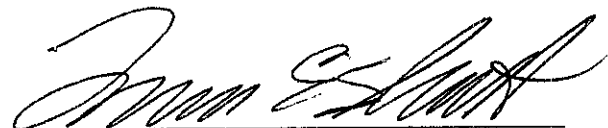
Upon due consideration of the testimony and evidence offered, I am persuaded to grant modified relief. Specifically, I will grant the variance to permit a side yard setback of 4 feet in lieu of the required 7 feet. This variance is supported in view of the floor plan of the existing dwelling and its location on the lot. However, as to the rear yard setback, same will be denied. I concur that the proposed addition would inappropriately impact the neighbors to the rear. Moreover, I am not satisfied that the Petitioners have considered other alternatives which might provide the amount of living space desired without intruding so far into the rear yard. In my judgment, the grant of that variance would adversely affect the residents to the rear.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part, as set forth below.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of February, 2002 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section III, C3 & C4 of the 1953 Zoning Regulations) to permit a side yard setback of 3 feet in lieu of the required 7 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) (Section III, C3 & C4 of the 1953 Zoning Regulations) to permit a rear yard setback of 12 feet in lieu of the required 15 feet, be and is hereby DENIED.

Any appeal of this decision must be entered within thirty (30) days of the date of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 2/1/02
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 1, 2002

Mr. & Mrs. Alan Kaplan
6615 Deancroft Road
Baltimore, Maryland 21209

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Deancroft Road, 400' S of the c/l Smith Avenue
(6615 Deancroft Road)
3rd Election District - 2nd Council District
Alan Kaplan, et ux - Petitioners
Case No. 02-201-A

Dear Mr. & Mrs. Kaplan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in part, and denied, in part, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Genie S. Lewin
6616 Edenvale Road, Baltimore, Md. 21209
Ms. Slava Zaslov
6614 Edenvale Road, Baltimore, Md. 21209
People's Counsel; Case File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6615 DEANCROFT ROAD
which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (1953 Zoning Regulations, Section III, C3&C4) to permit a side yard setback of 4 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 15 feet,

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____

Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

ALAN KAPLAN
Name - Type or Print _____
Signature _____
SHERI KAPLAN
Name - Type or Print _____
Signature _____

6615 DEANCROFT Rd 410-602-0071
Address _____ Telephone No. _____
BALTIMORE MD 21209
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 11/15/01
Estimated Posting Date 11/25/01

CASE NO. 02-201-A

ORDER RECEIVED FOR FILING
Date 9/15/98
By _____

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

6615 DEANCROFT ROAD
Address
BALTIMORE MD 21209
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty).

- need to increase our living space
- in order to increase our living space we need a side-yard ^{and rear yard} variance
- practical difficulty is existing access from rear of house prevents locating addition to any other portion of rear yard, thereby necessitating a variance
- new addition includes expanding existing kitchen and dining area which is located on left side of house where variance is needed.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

[Signature]
Signature
ALAN KAPLAN
Name - Type or Print

[Signature]
Signature
Sheri Kaplan
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 14 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Alan Kaplan and Sheri Kaplan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11/14/01
Date

[Signature] - Ariene Sobieck
Notary Public

My Commission Expires 8/24/2002

Zoning Description

3 COPIES

ZONING DESCRIPTION FOR 6615 DEANCROFT ROAD
(address)

Beginning at a point on the EAST side of
(north, south, east or west)
DEANCROFT which is 50 FEET
name of street on which property fronts (number of feet of right-of-way width)
wide at the distance of 400 FEET ± SOUTH of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street SMITH AVENUE
(name of street)
which is 50 FEET wide. *Being Lot # 4
(number of feet of right-of-way width)
Block E, Section # 2 in the subdivision of RANCHLEIGH
(name of subdivision)
as recorded in Baltimore County Plat Book 19, Folio # 61,
containing 11,250 SQ FT. Also known as 6615 DEANCROFT
(square feet or acres) (property address)
and located in the 3RD Election District, 2ND Councilmanic District.

02-201-A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-201-A
Sheri & Alan Kaplan
8615 Deancroft Road
E/S Deancroft, 400' S of
Smith Avenue
3rd Election District
2nd Councilmanic District
Legal Owner(s): Sheri &
Alan Kaplan

Administrative Variance: to permit a side yard setback of 4 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 20 feet.
Hearing: Monday, January 28, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

1/124 Jan. 10 C513922

CERTIFICATE OF PUBLICATION

1/10/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/10/, 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 07778

DATE 12/12/01 ACCOUNT 161 616 150

AMOUNT \$ 40.00

RECEIVED FROM: Spencer Thomas

FOR: Spencer Thomas

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TMI

12/12/2001 12/12/2001 09:34:22

REC NO01 CASHIER JRIC JMR DRAWER 1

RECEIPT # 075622 OFLN

Dept 5 520 ZONING VERIFICATION

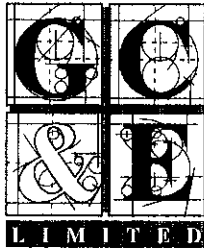
CR NO. 007798

Receipt for 40.00

40.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-201-A
PETITIONER/DEVELOPER:
Alan & Sheri Kaplan
DATE OF CLOSING:
December 10, 2001

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

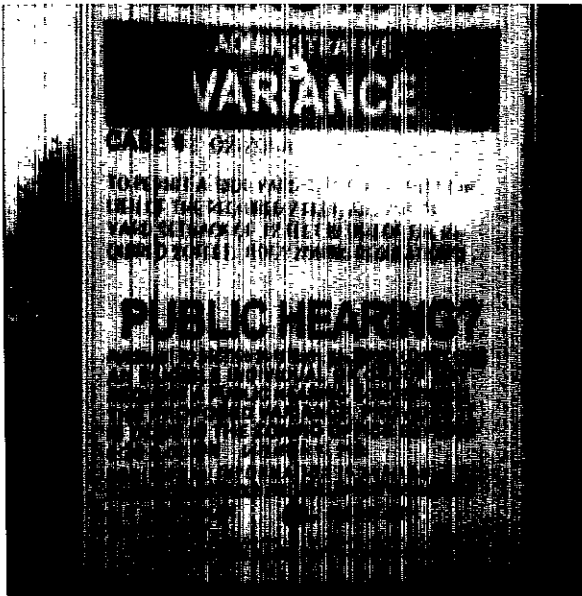
6615 Deancroft Road
East side of Deancroft Road, South of Smith Avenue on
the left side of the driveway

DATE: November 20, 2001

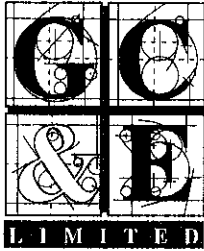
SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON : November 19, 2001



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-201-A
PETITIONER/DEVELOPER:
Sheri & Alan Kaplan
DATE OF HEARING:
January 28, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: GEORGE ZAHNER

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:

6615 Deancroft Road
East side of Deancroft Road, South of Smith Avenue

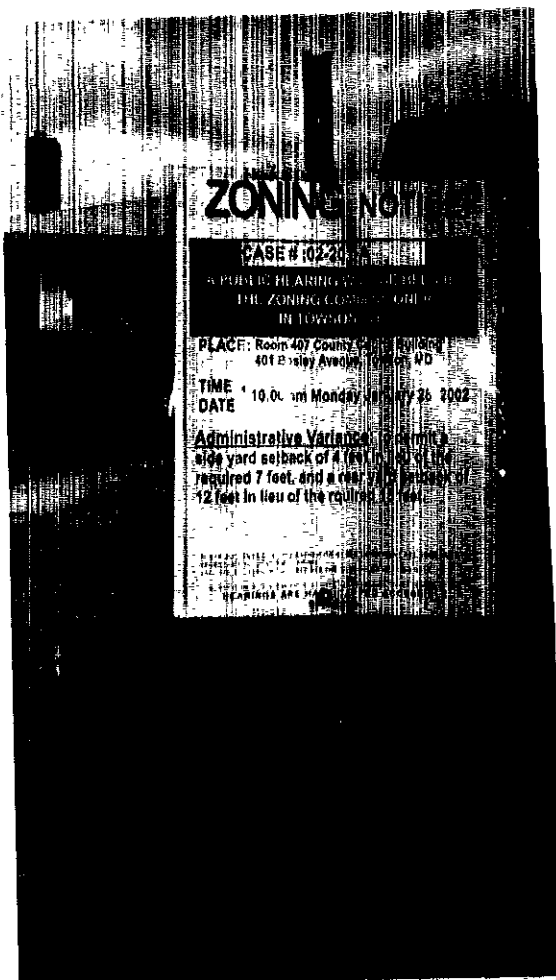
DATE: January 16, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON : January 11, 2002



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 201 -A

Address 6615 Deancroft Road

Contact Person: Jeffrey Perlow

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/15/01

Posting Date: 11/25/01

Closing Date: 12/10/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 201 -A

Address 6615 Deancroft Road

Petitioner's Name Alan & Sheri Kaplan

Telephone 410-602-0071

Posting Date: 11/25/01

Closing Date: 12/10/01

Wording for Sign: To Permit a side yard setback of 4 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 15 feet (1953 Zoning Regulations)

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 10, 2002 Issue – Jeffersonian

Please forward billing to:
Alan & Sheri Kaplan
6615 Deancroft Road
Baltimore MD 21209

410 602-0071

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-201-A
Sheri & Alan Kaplan
6615 Deancroft Road
E/S Deancroft, 400' S of Smith Avenue
3rd Election District – 2nd Councilmanic District
Legal Owner: Sheri & Alan Kaplan

Administrative Variance to permit a side yard setback of 4 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 20 feet.

HEARING: Monday, January 28, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDD
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 27, 2001

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-201-A
Sheri & Alan Kaplan
6615 Deancroft Road
E/S Deancroft, 400' S of Smith Avenue
3rd Election District – 2nd Councilmanic District
Legal Owner: Sheri & Alan Kaplan

Administrative Variance to permit a side yard setback of 4 feet in lieu of the required 7 feet, and a rear yard setback of 12 feet in lieu of the required 20 feet.

HEARING: Monday, January 28, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.²
Director

C: Sheri & Alan Kaplan, 6615 Deancroft Road, Baltimore 21209
Genie S Lewin, 6616 Edenvale Road, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 12, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 25, 2002

Sheri & Alan Kaplan
6615 Deancroft Road
Baltimore MD 21209

Dear Mr. Mrs. Kaplan:

RE: Case Number: 02-201-A, 6615 Deancroft Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 15, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures


C People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item Nos. 200, 201, 202, 204, 205, 208,
209, 210, 211, 212, 213, 215, 216, 217,
218, 219, and 220
REVISED January 23, 2002
(Item No. 206 has been removed from
the above items and has been updated.)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 2, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 17, 2001

Item No.:

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

200, ~~201~~, 202, 207, 208, 210, 211, 212, 214, 217, AND 218

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



Ho
1/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 28, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

28

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-201**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.31.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

JNP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 27, 2001

Sheri & Alan Kaplan
6615 Deancroft Road
Baltimore MD 21209

Dear Mr. & Mrs. Kaplan

RE: Demand for Public Hearing, Administrative Variance, Case Number 02-201-A

The purpose of this letter is to officially notify you that the posting of the subject property has resulted in a timely demand on December 10, 2001 for a public hearing concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

As a result of the above, the property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact me at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor
Zoning Review

WCR: gdz

C: Genie S Lewin, 6616 Edenvale Road, Baltimore 21209

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

NOTE TO FILE

DATE: December 20, 2001

TO: Zoning Commissioner

FROM: Jeffrey Perlow, Planner II
Zoning Review

RE: 02-201-SPH (6615 Deancroft Road)
Alan and Sheri Kaplan- Petitioners

Spoke to petitioners on this day and advised them that petition forms incorrectly stated the required rear yard setback as "20 feet" and that the petition forms would be corrected to state the required rear yard setback as "15 feet".

STATE OF MARYLAND

PAUL F. GLENDING
GOVERNOR

OFFICE OF THE PUBLIC DEFENDER

WABASH DISTRICT COURT
5800 WABASH AVENUE
BALTIMORE, MARYLAND 21215
Ph. (410) 878-8114 Fax (410) 878-8126STEPHEN E. HARRIS
PUBLIC DEFENDER
(410) 767-0474RONALD A. KARASIC
DEPUTY PUBLIC DEFENDER
(410) 767-4474PHYLLIS D. K. HILDRETH
CHIEF COUNSEL, ADMINISTRATION
(410) 767-8471ELIZABETH L. JULIAN
District Public Defender
For BALTIMORE CITYGRACE REUSING
Acting Deputy District Public Defender
for Baltimore City

December 10, 2001

Mr. Arnold Jablon
Director of Permits and Development Management
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Case # 02-201-A

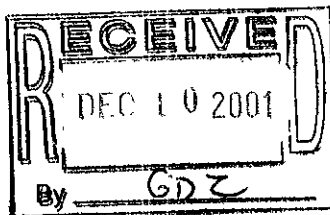
Dear Mr. Jablon:

Please accept this letter as a request for formal hearing on the above mentioned case for 6615 Deancroft Road. My husband and I reside at 6616 Edenvale Road and wish to contest the variance for a number of reasons.

I believe there are safety and privacy issues that affect myself and other families on my block and we ask that a hearing be scheduled where we can present our concerns to the appropriate person. Among other concerns, my husband and I fear what a fire in the proposed kitchen/ dining room area would do to my property given the close proximity of the proposed room to the trees on my property as well as the wood shed near the property line. Having this proposed addition so close to my house poses privacy issues because the hill that 6615 Deancroft sits on will allow the occupants to see into my home. I have concerns about the noise since their two dogs, which go out early in the morning will have less yard room and will be forced to stay closer to the fence line where they already bark at us from inside our house.

Please notify me of a hearing date and I will provide additional information. If you have any questions, please feel free to contact me at my office at 410-878-8141.

Thank you,

Genie S. Lewin

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

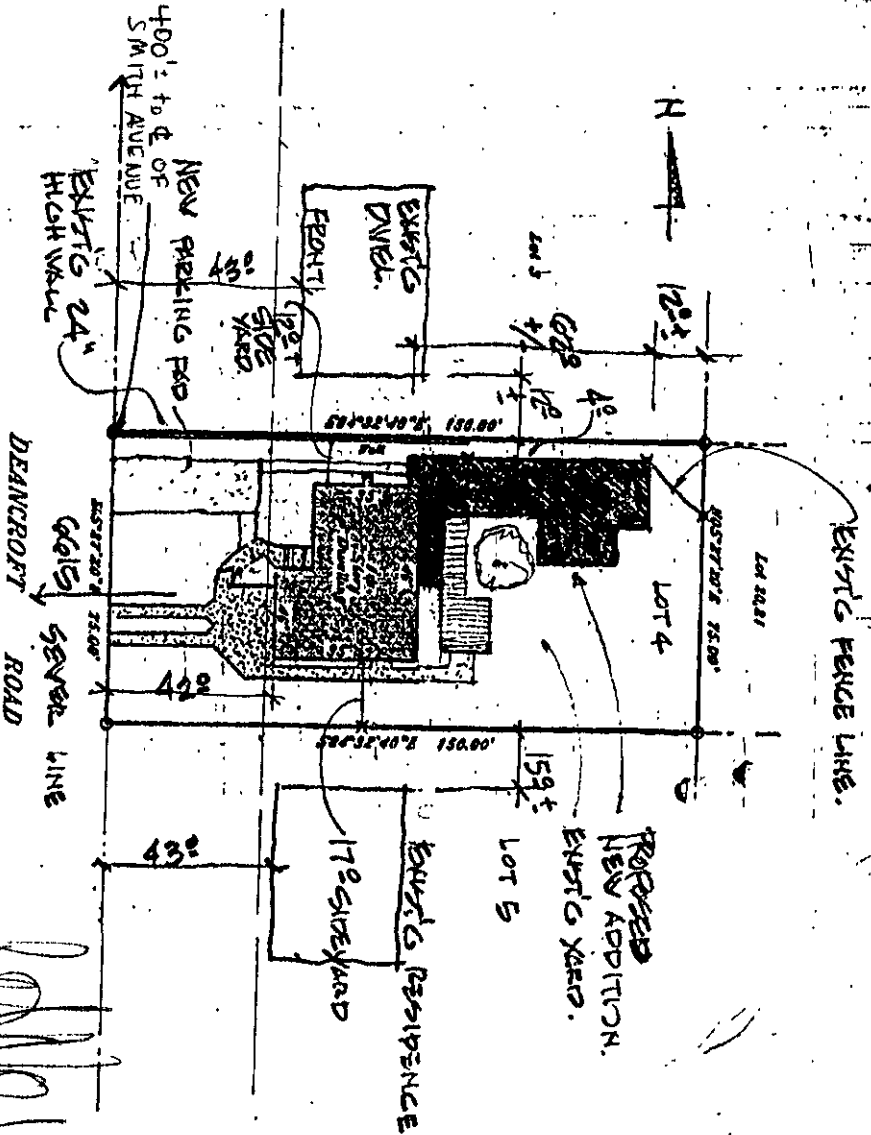
PROPERTY ADDRESS: 6615 DEANCROFT ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: RANCH LEIGH - PLAT 2

plat book # 19, folio # 61, lot # 4, section # 2, block # 14, GRID 1 PARCEL 180

OWNER: MR & MRS R A PLATT BLOCK 14 LOT 4 GROUP 81



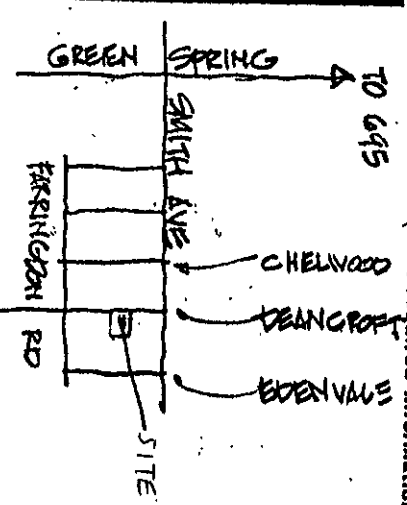
North

date: 11-4-01

prepared by: KEENEY ARCHITECTS Scale of Drawing: 1" = 50'-0"

50'-0" R/W, 30' PAVING
BUILDING IS NOT IN PROPOSED
INFORMATION FOR
PLAT PROVIDED BY
OWNER.

[Handwritten signature]



Vicinity Map
scale: 1" = 1000'

LOCATION INFORMATION

Election District: #3

Councilmanic District: #2

1"=200' scale map: NW-B-C

Zoning: OR 3.5

Lot size: 0.256 acres, 11,250 square feet

SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

NO FLOOD PLAIN
NOT HISTORIC

Zoning Office USE ONLY:

reviewed by: ITEM #: CASE#:

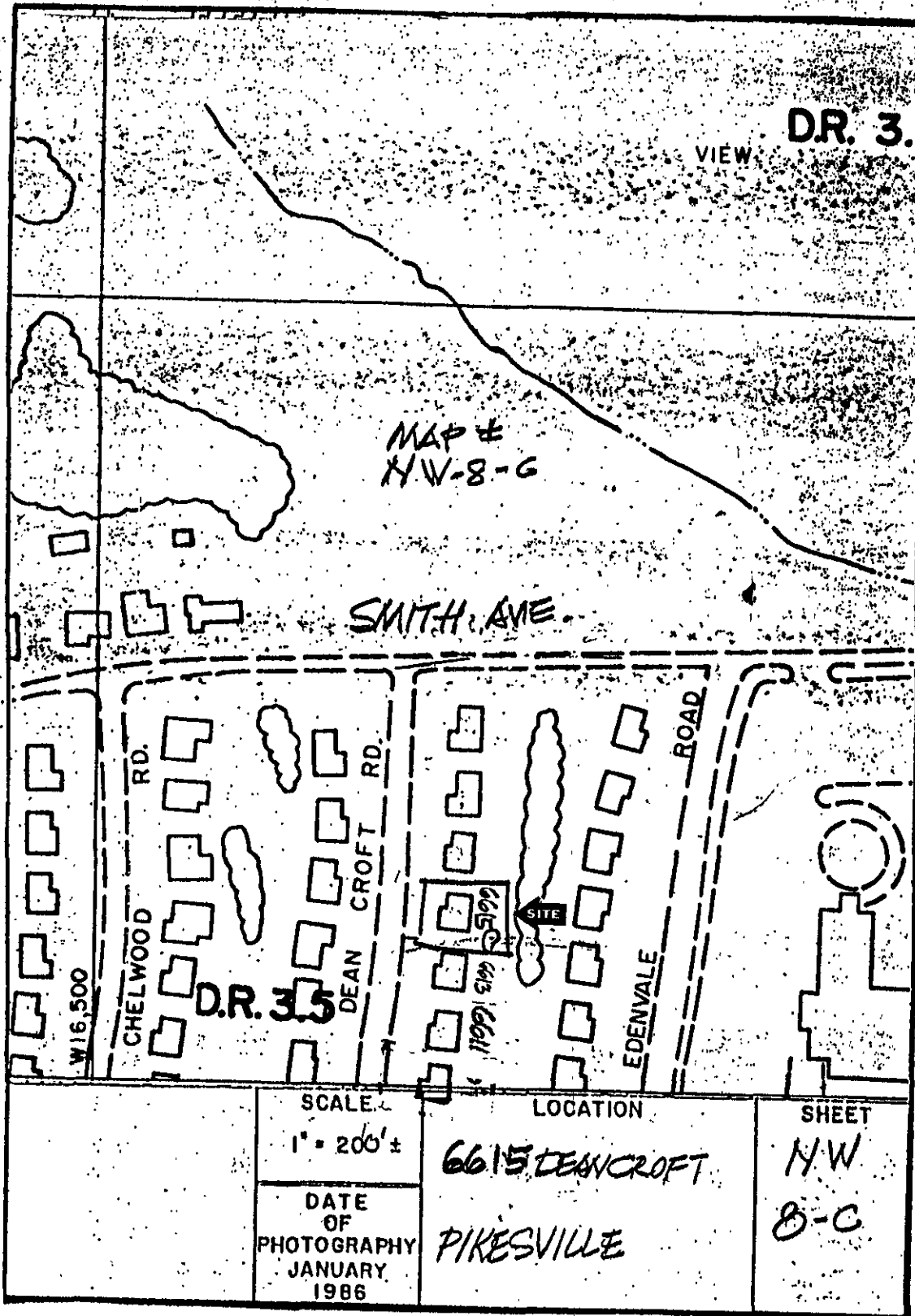
JUP 201 02-201-4

12/21/01

Zoning Map

#4

1 COPY



02-201-A

